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Whitley County READI Proposal

Project or Program Contact Information

Project/Program Name	Churubusco Civic Center
Project/Program Contact	Madalyn Sade-Bartl
Project/Program Contact Email	madalyn@townofchurubusco.com
Project/Program Contact Phone	(260) 693-9350
Relationship to Project/Program	Clerk-Treasurer/Grant Administrator, Town of Churubusco

Project or Program Location

Address	102 N Line St churubusco, IN 46723
County	Whitley

Project or Program Details

What type of project/program?	Both
What is the duration of the project/program?	2022 to early 2023
Is this a hybrid project and program?	Yes
Select project/program focus areas. (You can select multiple)	Downtown Vibrancy Entrepreneurship & Innovation

Share a description of the project/program.

Over recent years, the Town of Churubusco has made many positive changes throughout the downtown area, but with the recent closure of PNC Bank (located in the center of downtown), it has left a large void. However, this closure does provide a perfect opportunity for Churubusco to solve a few issues that have plagued our community for several years- issues that have been addressed in the Town's 2014 Comprehensive plan, the Town's 2017 Stellar Communities Strategic Investment Plan, and many community surveys. These issues include finding a larger home for Churubusco Public Library, creating a safe space for at-risk children to congregate after school, providing a space that would be utilized to provide adult education classes and entrepreneurship training, and a large outdoor space that would be utilized for downtown community events and pop-up shops. The PNC building and its adjacent parking lot checks the boxes for all these needs. The Town of Churubusco is seeking to purchase and remodel the vacant, 13,800 s.f. former PNC Bank building located in the heart of downtown Churubusco for the purpose of the Churubusco Civic Center. Once remodeled, this building will provide a new home for the Churubusco Public Library, an after-school program for at-risk youth hosted by Mission 25 and The Center, a large meeting room/classroom that will be utilized by Churubusco Chamber of Commerce, Small Business Administration, and Smith-Green Community Schools to conduct entrepreneurship classes and other adult education opportunities, and the large parking lot will be utilized for community events such as the 'Busco Block Party and Fine Arts Festival, pop-up markets, and more.

Why is this project/program regionally significant?

Since 2010, Churubusco and Smith Township have seen significant population growth and the number of students transferring to Smith-Green Community Schools continues to be among the state's highest, many of whom are transferring from Northwest Allen County Schools. However, the population growth Churubusco has experienced has been from older residents and not young families. Given the transfer rate, we know people like what 'Busco has to offer; we just need to provide more incentives to have them choose it as the place to make their home and we hope that by increasing the number of quality-of-life initiatives the town has to offer, it will assist in attracting new residents and businesses. The Civic Center will provide programs that are important when attracting people who are currently active in the workforce as well as continuing to attract retirees. These amenities are also important in keeping residents here (or luring them back here) after graduation or vocational training. Churubusco wants to be the place where you stay for the long haul and that can only happen when there are programs and opportunities for those of all ages.

In addition to attracting new residents, the Civic Center will assist in serving current residents. A thriving library is important for a community's success as libraries provide citizens access to technology, literature, and a variety of programming. The current library is far from thriving. The 3000 s.f. building was built in 1980 and has two computer terminals for patrons to use. If the library was only meant to serve residents residing in town limits, it may not be an issue, but the library reaches so many more. Churubusco Public Library not only serves the residents of Churubusco/Smith Township, but it also serves the residents of Green Township (Noble County) free of charge and the residents of Union Township (Whitley County) and Eel River Township (Allen County) for a nominal annual membership fee- a total population of roughly 10,000. While internet within town limits is strong, outside of town limits (especially in Noble County) internet service is not reliable and many people rely on the library's technology when seeking employment, completing schoolwork, and other internet-related needs. A larger library will not only provide the space for more terminals, but the classroom space within the Civic Center itself will provide space for those who own a computer but need a better internet connection. This will especially be useful during e-learning days.

Given the library's proximity to the school, the library is often utilized as a source of free after-school care, especially for those parents who live outside the district. The current building is not large enough nor does it have the programming needed to accommodate this large influx of children. While Mission 25 and The Center's programming does focus on at-risk youth, their programs will be open to all Smith-Green students and will be offered in a separate

How does this project/program relate to the identified focus area(s)?

Downtown vitality: By repurposing an existing building located in the heart of downtown to create a central meeting place, it will result in more visitors coming downtown and will assist in attracting new residents and businesses to our area. Having access to the large parking lot will assist in addressing community parking needs and will allow for more outdoor programming to happen downtown. More people downtown = more opportunities for businesses to grow. More activities for residents = more reasons to live in that community.

Entrepreneurship/Innovation and Growing the Workforce: Replicating much of the same model Mission 25 utilized in the Miami Village Mobile Home Park to combat issues such as disciplinary issues, failing grades, depression, and more; Mission 25 will coordinate with The Center to provide organized, supervised after-school programming. The programming will carve out time for homework, entertainment, and self-reflection. It will help teach children how to deal with conflict at home and school which will eventually lead to resolving conflict in the workplace. The dedicated homework time will assist in making sure schoolwork is complete and help to raise grades for those who may struggle as well as teach kids responsibility and help them learn to complete their assigned tasks in a timely manner. And the organized entertainment will assist with children in overcoming boredom so they do not have a chance to act out. These things will assist in building and developing a better, more responsible workforce for the future and hopefully decrease the likelihood these kids will choose to engage in unlawful behavior that could negatively affect the remainder of their lives.

The Civic Center's development of classroom space will provide a space for the Churubusco Chamber and Small Business Administration to present free/low-cost classes to help entrepreneurs in developing and/or growing their business. The Chamber began business classes in February 2020 and had success by providing training in the of subjects of branding and marketing, social media training, and security. But like many things, those classes came to a halt in March 2020. While the Chamber has voted to begin training and networking activities again, the space in which these classes were originally taught is no longer available, so a space is very much needed to continue these opportunities. The classroom space will also allow for the SBA to meet with local entrepreneurs in person to work on finance options and business plans without having to travel elsewhere.

Community surveys have cited the need for more basic adult education opportunities, too, such as training on Microsoft Office, Dropbox and Google docs, and Adobe applications. While these may seem trivial, there are many citizens who cannot use these programs which is limiting opportunities for advancement. We will be partnering with the School's business department to host these free/low-cost trainings and help our

What is the project/program timeline? The PNC Building is currently for sale and while there have been no offers made on the building, we would like to secure financing to purchase the building as soon as possible. The required two appraisals have already been obtained as well as quotes for the roof and HVAC system. Once the purchase is made, remodeling will begin soon after- hopefully by mid 2022. We anticipate partners will be able to move into the space in late 2022.

List the partners involved in this project/program. Town of Churubusco
Churubusco Public Library
Mission 25
The Center
Churubusco Chamber of Commerce
Small Business Administration
Smith-Green Community Schools

Project or Program Finances

Upload a file with project/program finances. <https://www.formstack.com/admin/download/file/10976361968>

What is the sustainability of the project/program? Share your 3-year plan. Long-term leases will be signed by the Churubusco Public Library and Mission 25/The Center. Tenants will be required to pay for utilities and a small monthly rent to cover parking lot/building maintenance and insurance costs. The classroom space will be available for rent on an as-needed basis and will be available to rent to the general public for small events. However, it will be free of charge to use for groups and activities which align with Churubusco's strategic plans. This will be provided to ensure classes are kept to a minimal cost. All post-acquisition/post-construction costs will be paid for annually by the Town of Churubusco through the use of EDIT funds and private/state grant funding.

Describe the return on investment for this project/program. Mission 25 and The Center anticipate the need to hire at least two full-time employees for their after-school program. These employees will be responsible for supervising and coordinating youth activities as well as assisting in securing program funding and volunteers. The starting wage for these positions is \$40,000. The library also anticipates the need to hire two additional part-time staff members to assist in supervising and maintaining a larger space. Additionally, community pride and increased usage/attendance of the library will be the return.

Project or Program Assets

Share an image of the project/program. (Option 1) <https://www.formstack.com/admin/download/file/10976361973>

Share an image of the project/program. <https://www.formstack.com/admin/download/file/10976361974>
(Option 2)

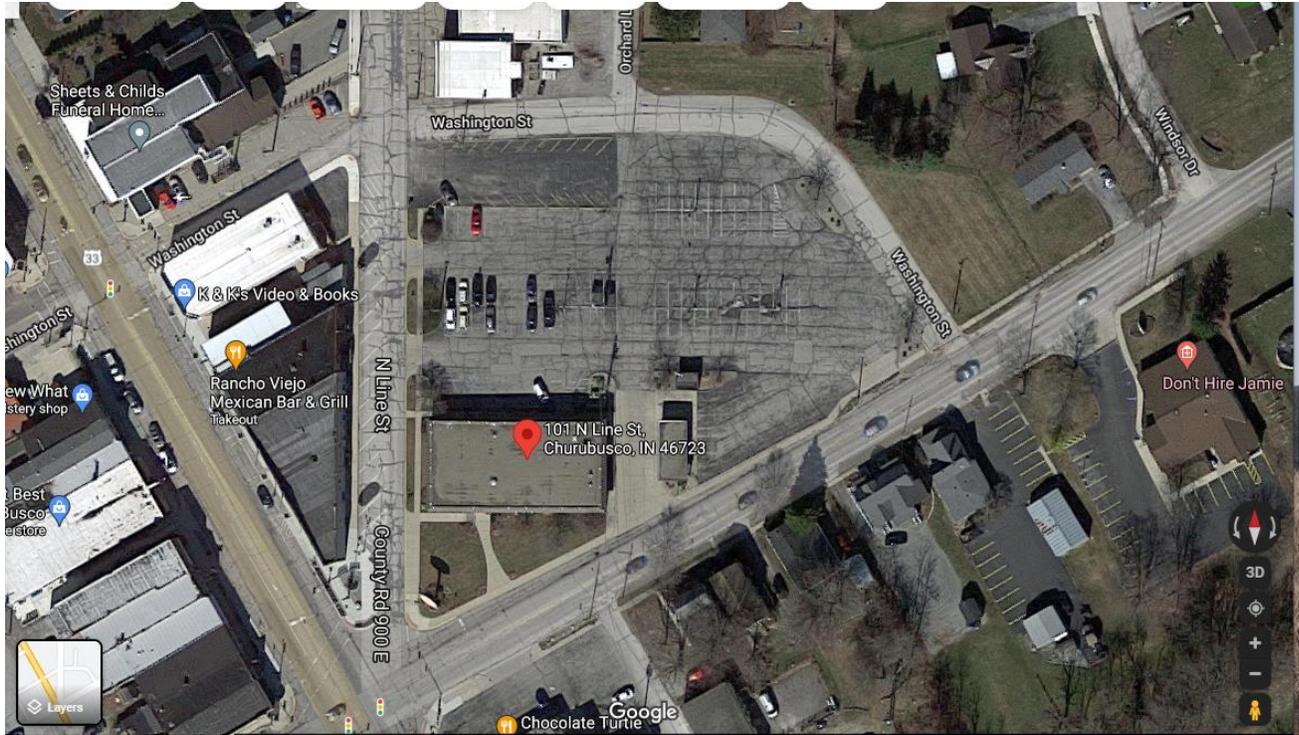
Share an image of the project/program. <https://www.formstack.com/admin/download/file/10976361975>
(Option 3)



PNC BANK

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JEREMY HART
TURFLETSMANAGER
BSOL.COM

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Churubusco Civic Center

Project Cost/Budget – Construction Projects (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Acquisition/Rights-of-Way Expense	appraisals, building acquisition	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000	50%
Design/Inspection Expense	architect, engineer		\$100,000	\$0	\$0	\$ 100,000	8%
Legal/Financial Expense	attorney fees, closing costs	\$25,000	\$5,000	\$0	\$0	\$ 30,000	3%
Infrastructure Construction Cost		\$0	\$0	\$0	\$0	\$ -	0%
Building Construction Cost	HVAC, roof, elevator, complete interior reconfiguration and remodel,	\$0	\$400,000	\$2,500	\$2,500	\$ 405,000	34%
Other Construction Costs	parking lot repaving, maintenance	\$0	\$60,000	\$1,000	\$1,000	\$ 62,000	5%
Project Construction Expenses Totals per year		\$625,000	\$565,000	\$3,500	\$3,500		
Total Construction Expenses Project Cost (all fiscal years)		\$ 1,197,000					
Project Cost/Budget – Programs (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Churubusco Public Library	operations, furniture, technology, etc.	\$0	\$350,000	\$100,000	\$100,000	\$ 550,000	71%
Mission 25 & The Center After-school Program	operations, furniture, technology, etc.	\$0	\$100,000	\$50,000	\$50,000	\$ 200,000	26%
Churubusco Chamber	Business Education Courses	\$0	\$5,000	\$5,000	\$5,000	\$ 15,000	2%
Smith-Green Community Schools	Business Education Courses	\$0	\$5,000	\$5,000	\$5,000	\$ 15,000	2%
Project Program Expense Totals per year		\$0	\$460,000	\$160,000	\$160,000		
Total Program Expenses Project Cost (all fiscal years)		\$ 780,000					
Funding Source							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
READI		\$73,000				\$73,000	4%
Other Funds \$	CPL- bond, Mission 25 & The Center, Churubusco Chamber, rental fees	\$0	\$470,000	\$390,000	\$371,000	\$1,231,000	62%
Private/Philanthropic Funds \$	bargain sale- PNC bank, Whitley County Community Foundation, private foundations	\$500,000	\$100,000	\$0	\$0	\$600,000	30%
Local Government Funds \$	Town of Churubusco, Whitley County, Smith Township, SGCS, CPL-	\$13,000	\$20,000	\$20,000	\$20,000	\$73,000	4%
Project Income Totals per year		\$586,000	\$590,000	\$410,000	\$391,000	\$1,977,000	
Total Project Income (all fiscal years)		\$1,977,000					
Total Project Cost (all fiscal years; Construction Expenses + Program Expenses)		\$1,977,000					